

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name:

2. Location: 5321 North DuPont Hwy Dover Delaware 19904

3. Parcel Identification #: LC-46.02-01-35.01

4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Wayne George

Address: 12 Hichory Dale Road Hickory Dale Acres

City: Dover

State: Delaware

Zip: 19901

Phone: 1-302-736-2635

Fax: NONE

Email: NONE

6. Applicant's Name: Mark Babbitt

Address: 7 C Main street

City: Camden/Wyoming

State: Delaware

Zip: 19934

Phone: 1-302-632-0305

Fax: 1-302-698-3302

Email: markbburkeequipment.com

7. Engineer/Surveyor Name: N/A

Address: N/A

City: N/A

State: N/A

Zip: N/A

Phone: N/A

Fax: N/A

Email: N/A

8. Please Designate a Contact Person, including phone number, for this Project: Lawrence E Roy 1-302-736-1538

Information Regarding Site:

9. Area of Project(Acres +/-): 1.6 acres

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." UNKNOWN	
12. Present Zoning: I-G	13. Proposed Zoning: B-G
14. Present Use: Existing	15. Proposed Use: Retail/Existing Bldg
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: NONE	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> New Castle <input type="checkbox"/> Suburban <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Other <input type="checkbox"/> </div> <div style="width: 30%;"> Kent <input checked="" type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Outside growth zone <input type="checkbox"/> </div> <div style="width: 30%;"> Sussex <input type="checkbox"/> Town Center <input type="checkbox"/> Developing <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/> </div> </div>	
18. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? Unchanged How will this demand be met? On site	
19. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Kent County	
20. If a site plan please indicate gross floor area: EXISTING BUILDING	
21. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density N/A Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	
23. If residential, please indicate the following: Number of renter-occupied units: Number of owner-occupied units: Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) N/A Owner-occupied units <input type="checkbox"/> First-time homebuyer – if checked, how many units <input type="checkbox"/> Move-up buyer – if checked, how many units <input type="checkbox"/> Second home buyer – if checked, how many units <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)	

24. Present Use: % of Impervious Surfaces: Square Feet: **5,000 sf** Proposed Use: % of Impervious Surf: EXISTING/ NO CHANGE Square Feet:

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? None How much forest land will be removed? None

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☐ No None Existing Building

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres
☐ Non-tidal Acres

EXISTING SITE

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? ☐ Yes ☒ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: EXISTING SITE

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☐ No

31. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much?	Acres	Square Feet
<p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?</p> <p>Where is the open space located?</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?		
33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?		
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>		
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input type="checkbox"/> No		
EXISTING SITE		
36. Will this project generate additional traffic? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No more than the previous business.		
<p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks?</p>		
37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. US 13		
38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
EXISTING SITE		
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N/A		
40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
☐ Sites (archaeological)
☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☐ No EXISTING SITE

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them:

44. Please make note of the time-line for this project: May 1, 2004

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

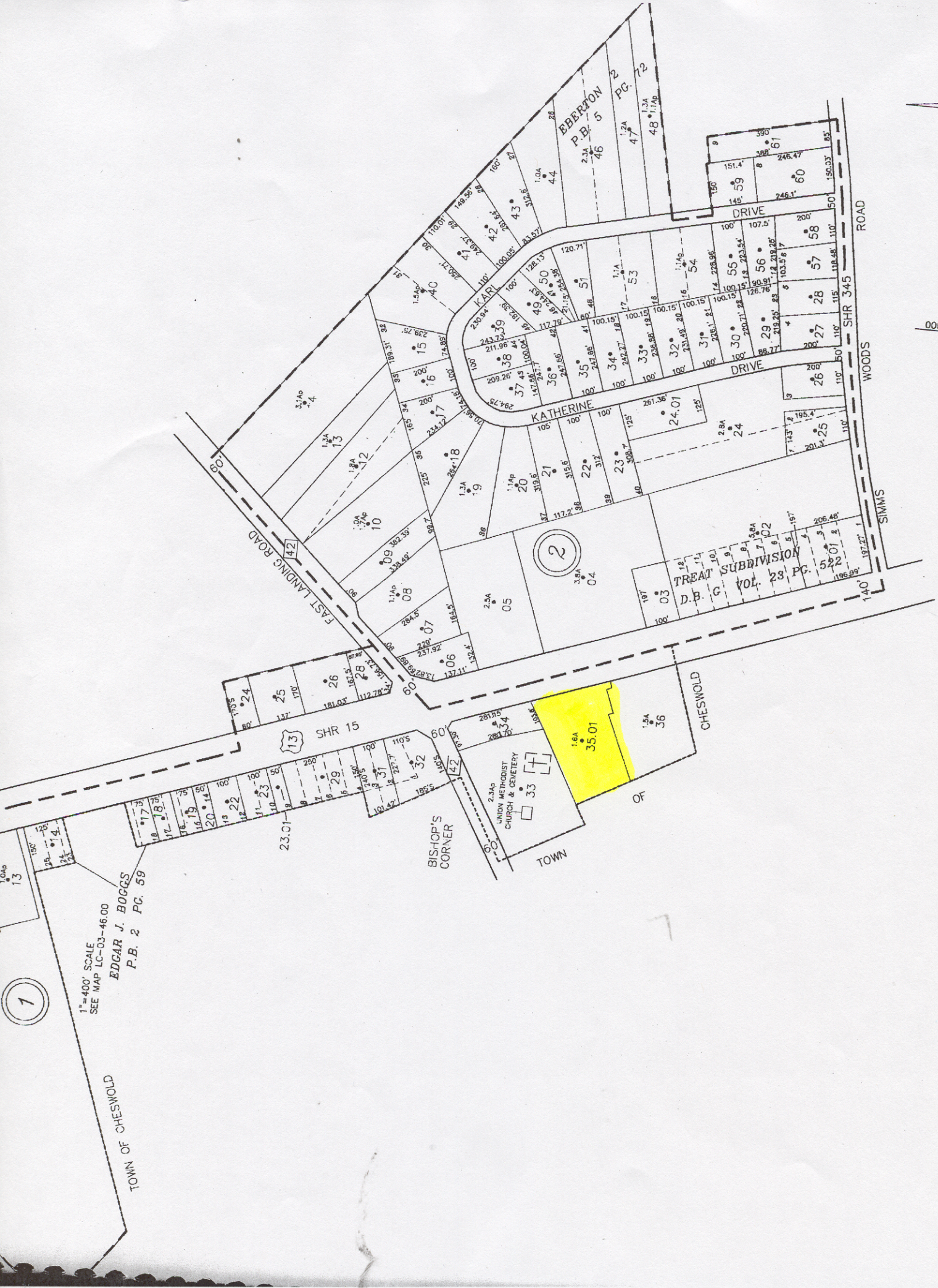
 Lawrence E. Roy/ Mark Babbitt
 Signature of property owner or contract buyer

2-17-04
 Date

 Signature of Person completing form
 (If different than property owner)

 Date

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



1"=400' SCALE
SEE MAP LC-03-46.00
EDGAR J. BOGGS
P.B. 2 P.C. 59

TOWN OF CHESWOLD

BISHOP'S CORNER

UNION METHODIST
CHURCH & CEMETERY

TOWN

CHESWOLD

TREAT SUBDIVISION
D.B. C VOL. 23 P.C. 52

SHR 15

WOOD'S ROAD

SIMMS

0006000
N444000

5321 N. DUPONT



ZONED IG

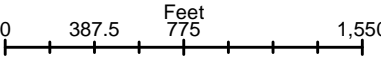
1.6 Acres, screened fence, 50 x 67sf building, 3 offices, work area, parking in front, highway entrances.

Contact Larry at: McGinnis Realty 1-302-736-1538
555 E. Loockerman Street, Dover, Delaware

Preliminary Land Use Service (PLUS)

George Burke Implements
2004-03-01

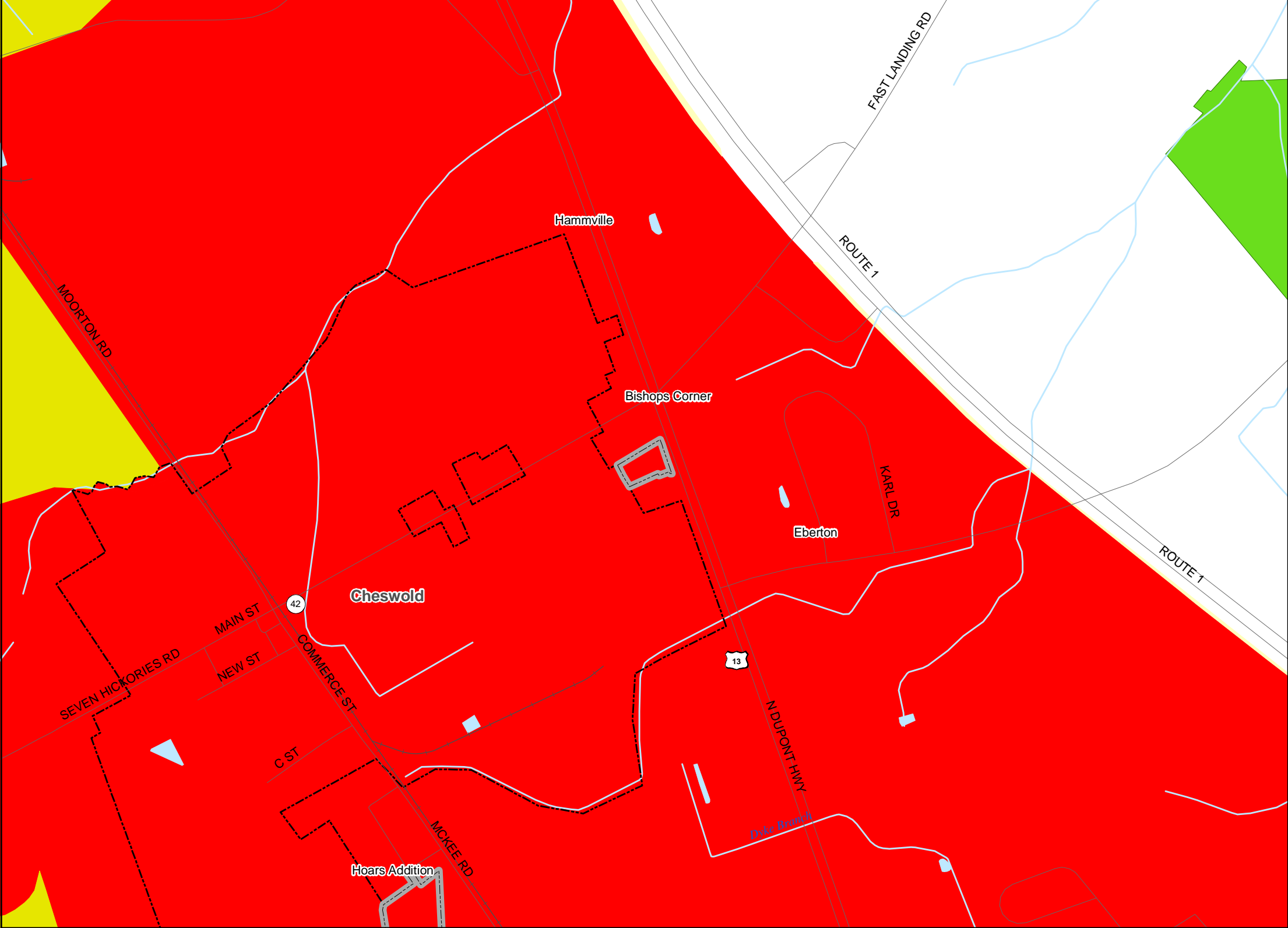
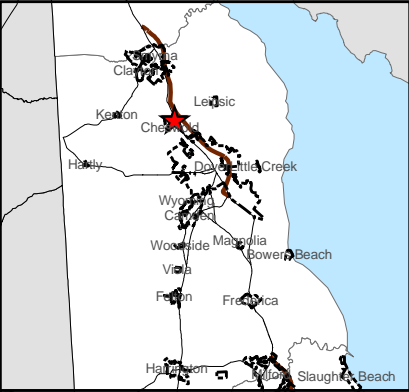
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive Rural



1:10,000



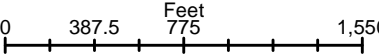
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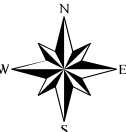
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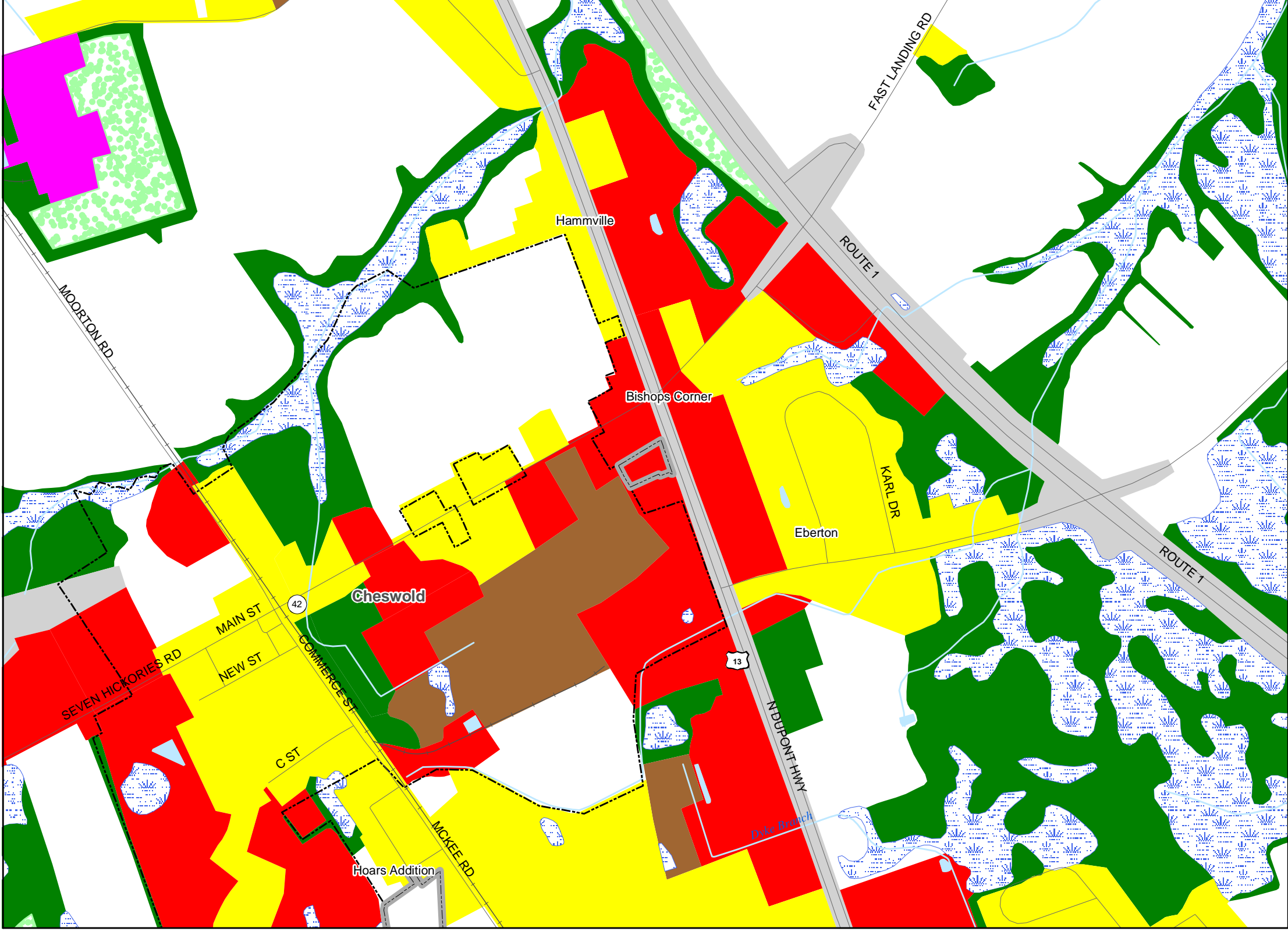
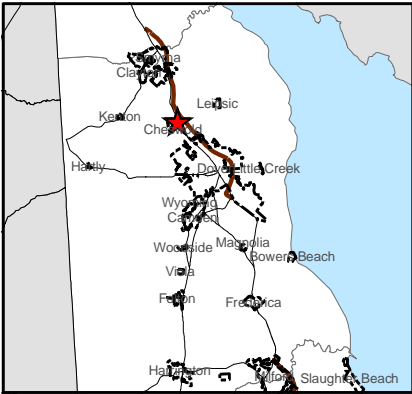
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:10,000



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2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:10,000



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